

April 16, 2008

**MEMORANDUM**

**TO:** Mr. Steve Murray, P.L.S. - Tippecanoe County Surveyor

**FROM:** David W. Eichelberger, P.E. - CBBEL, Indianapolis

**SUBJECT:** **Stones Crossing Self Storage  
CBBEL Project No. 02-038 (HB)**

**DEVELOPER/OWNER:** **G & L Development**

**LOCATION:** **40° 51' 43" Latitude  
-86° 51' 43" Longitude**

**RECOMMENDATION:** **Final Approval**

Six (6) self-storage buildings, an office building, and paved parking/drive areas will be constructed on Lot 4 of the existing Stones Crossing Commercial Subdivision. The 5.6-acre site is located on the southwest corner of Promenade Parkway, approximately 800 feet south of its intersection with County Road 350 South in Wea Township. About 4.6 acres of the overall lot will be disturbed to complete the proposed project. Plans show a fence will enclose the buildings to create a secure compound accessible via a gated entrance drive adjacent to the office building. Proposed pavement, a portion of the fence, and proposed landscaping will encroach 15 feet into the J.N. Kirkpatrick Regulated Drain Easement, which extends 75 feet northward from the south boundary line of Lot 4. The project site, as part of the Stones Crossing Commercial Subdivision, is allowed to discharge to the J.N. Kirkpatrick Regulated Drain without detention.

Under existing conditions, the project site drains overland to the west and to the south. An existing swale intercepts stormwater at the west lot line and conveys it south to the J.N. Kirkpatrick Regulated Drain. The remaining stormwater runoff flows directly into the regulated drain to the south. Under developed conditions, surface inlets and subsurface storm sewers will be installed to capture hard surface runoff from the commercial lot. The storm sewers will outlet as before to the west swale and regulated drain at two (2) separate, single discharge points.

Based on submitted plans, the J.N. Kirkpatrick Regulated Drain is coincident with the southern boundary of the project site. Proposed pavement, storm sewers, a portion of the proposed security fence, and landscaping will encroach into the regulated drain easement. This project will have an indirect outlet and a direct outlet to the J.N. Kirkpatrick Regulated Drain. The project site is located within the Elliott Ditch 305(b) Priority Watershed.

This project was reviewed in memorandums dated December 18, 2007 and February 1, 2008. The project received Final Approval with Conditions at the February 6, 2008 Tippecanoe County Drainage Board Meeting. The Tippecanoe County Drainage Board has approved a 15 foot encroachment into the J.N. Kirkpatrick Regulated Drain right-of-way for proposed pavement, fencing, and a landscaping area.

There also appears to be an existing City of Lafayette (City) drainage easement along this reach of the J.N. Kirkpatrick Regulated Drain. This easement is in the process of being transferred from the City to the County, but this transfer is not yet complete. The City has also approved the proposed encroachment into their drainage easement.

The applicant has submitted information to address the conditions of the approval and, after a review of this information; CBEL recommends final approval of the stormwater management plan.

The applicant must still pay any final drainage review fees per Ordinance 2005-04-CM, and the Phase II stormwater program fees. The applicant has submitted a completed "Recorded Master Covenant and Agreement Regarding On-Site BMP Maintenance and Drainage". This agreement must be signed, dated, notarized, and recorded before final plan approval and sign-off will be granted by the Tippecanoe County Surveyor's Office.

If no assurance is required under the Unified Subdivision Ordinance, Section 4.1, the Comprehensive Stormwater Management Ordinance of Tippecanoe County (Ordinance) still requires an assurance, made out to the Tippecanoe County Drainage Board, for an amount equal to 100% of the total costs of implementing measures required by Chapters 3, 4, and 5 of the Ordinance. See Chapter 6, Section 7 of the Ordinance for more information.

The property owner, developer, or contractor shall be required to file a three-year maintenance bond or other acceptable guarantee with the Tippecanoe County Drainage Board, prior to final approval, in an amount not to exceed ten percent (10%) of the cost of the stormwater drainage system located outside the public road right-of-ways. See Chapter 6, Section 9 of the Ordinance for more information.

No error or omission in either the plans, calculations or applications (whether said plans, calculations or applications have been reviewed by the review engineer or not) shall permit or release the applicant and designer from constructing this work in any other manner than that provided for in the County Ordinance.

pc: Civil Site Group, Inc.  
DWE/sb

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